

CITY OF VANCOUVER
SPECIAL COUNCIL - MAY 15, 1973

PUBLIC HEARING

A Special meeting of the Council of the City of Vancouver was held in the Council Chamber on Tuesday, May 15, 1973, at 7:30 p.m., for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Phillips
Aldermen Bowers, Harcourt, Hardwick,
Linnell, Massey, Pendakur,
Rankin and Volrich

ABSENT: Alderman Gibson (Leave of Absence)
Alderman Marzari

CLERK TO THE COUNCIL: M. James

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,

THAT this Council do resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. Britannia Community Services Centre

An application was received from the Director of Planning and Civic Development to rezone all lands bounded on the north by the lane south of Venables; on the east by the lane immediately west of Commercial Drive and the westerly boundary of the lands fronting Commercial Drive; on the south William Street with the exclusion of Lots 21-24 inclusive, Block 38, D.L. 264A; on the west McLean Drive,

From: RS-1 One Family Dwelling District and
RM-3 Multiple Dwelling District

To: CD-1 Comprehensive Development District

The Technical Planning Board recommended approval of the application, subject to the uses being restricted by by-law to:

- schools, gymnasium, swimming pool, ice rink, library, playfields, ancillary recreational facilities and other customary ancillary uses including off-street parking
- any new development pursuant to this By-law shall not exceed 40 feet in height
- the floor space ratio not to exceed 0.45 gross.

Any development or redevelopment of the area is to be first approved by the Technical Planning Board after advice from the Design Panel and after consultation with the City Planning Commission as they having particular regard to the spacings of the building, suitable off-street parking and loading on site, treatment of the open portions of the site and vehicular ingress and egress thereto.

The Vancouver City Planning Commission approved the application subject to the same conditions as noted by the Technical Planning Board and the Commission requested that consideration be given to building a regulation sized ice-rink concurrently with the first phase of the development.

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Special Council, May 15, 1973 2

Britannia Community Services Centre (cont'd)

Mr. W.E. McCartney, 1471 William Street, advised the Public Hearing that his home is one of the properties required for Britannia Community Services Centre and he asked for a home to replace the one he is losing. He also asked for a fair deal and referred to the concept of a "home for a home".

Mr. Norman Buczak, 4317 Victoria Drive, asked for information on 'comprehensive' in the description of CD-1 Comprehensive Development District. The Mayor replied.

The Mayor called for further persons interested; there being none, it was,

MOVED by Ald. Bowers,

THAT the application be approved subject to the uses being restricted by by-law to:

- schools, gymnasium, swimming pool, ice rink, library playfields, ancillary recreational facilities and other customary ancillary uses including off-street parking
- any new development pursuant to this By-law not exceeding 40 feet in height
- the floor space ratio not exceeding 0.45 gross

FURTHER THAT any development or redevelopment of the area being first approved by the Technical Planning Board after advice from the Design Panel and after consultation with the City Planning Commission as they having particular regard to the spacings of the building, suitable off-street parking and loading on site, treatment of the open portions of the site and vehicular ingress and egress thereto.

- CARRIED UNANIMOUSLY

2. Lots 13 & 14, Sub. 14, Block C, D.L. 183

An application was received from Mr. D. M. Black to rezone Lots 13 & 14, Sub. 14, Block C, D.L. 183, situated on the north side East Pender Street between Woodland and Commercial Drives,

From: RM-3 Multiple Dwelling District
To: M-1 Industrial District

The Technical Planning Board and Vancouver City Planning Commission recommend approval.

The Mayor asked for interest from the audience. One person asked for information on the development presently put up at 1683 East Pender Street which is not part of the lands under application.

There being no speakers, it was,

MOVED by Ald. Pendakur,

THAT the application be approved.

- CARRIED UNANIMOUSLY

Special Council, May 15, 1973 3

3. Lot 10 except E.25', Block 30, D.L. 182, Parcel A of Lot 10, Block 30, D.L. 182 and Lot 5, Block 30, D.L. 182

An application has been received from Mr. T. Price to rezone Lot 5, Block 30, D.L. 182, situated on the south side of Parker Street and Lot 10 except E.25' and Lot 10 of Block 30 situated on the north side of Napier Street, between Clark and Odium Drives,

From: RM-3 Multiple Dwelling District
to: M-1 Industrial District

The Technical Planning Board recommended as follows:

- (a) Lot 5, Block 30, D.L. 182

The application to rezone this portion of the above property from RM-3 Multiple Dwelling District to M-1 Industrial District be approved, subject to the owner first dedicating the easterly 3' to provide an ultimate 20' City lane. Rezoning of this lot could be approved separately from the other two subject parcels.

- (b) Lot A of 10 and Lot 10 except E.25', Block 30, D.L. 182

With reference to (b) the Technical Planning Board submitted three alternative recommendations:

- (i) Approval of City Council is first obtained on a report from the Supervisor of Property and Insurance for the purchase of the westerly 12' of Lot 10 except E.25' by the owners of Lots E, F, G and H, same to be added to their lots, with they collectively arranging vehicular ingress and egress to their subject properties, and provided Mr. T. Price acquires the easterly 11½' of Lot 10 except E.25', same to be consolidated with Lot A of 10 and so registered in the Land Registry Office after dedication of the easterly 3' of Lot A for City lane.

In addition, the scheme of development is to be first approved by the Technical Planning Board, having regard to the RM-3 apartment zoning to the east of the north-south City lane.

- (ii) City Council, by resolution, designate the westerly 12' of Lot 10 except E.25' as a street, which would temporarily give vehicular and pedestrian access to Lot E, F, G and H and subject to Mr. Price acquiring the easterly 11½' of Lot 10 except E.25', same to be consolidated with Lot A of 10 and so registered in the Land Registry Office after dedication of the easterly 3' of Lot A of 10 for City lane.

In addition, the scheme of development is to be first approved by the Technical Planning Board, having regard to the RM-3 apartment zoning to the east of the north-south City lane.

- (iii) Approval of City Council is first obtained on report from Supervisor of Property and Insurance, for the purchase of the existing City-owned lot, being Lot 10 except E.25' with satisfactory arrangements being made to provide vehicular and pedestrian access to the rear of Lots E, F, G, and H for as long as each lot is wholly used for residential purposes.

Also, the easterly 3' of the site is to be dedicated to the City for lane purposes and the balance of the lots to be first consolidated into one parcel and so registered in the Land Registry Office.

cont'd....

Special Council, May 15, 1973 4

Clause #3 continued:

FURTHER,

That should any condition endorsed by Council not be complied with by the owners in order to permit enactment of the amending by-law with 120 days of approval at the Public Hearing, the said approval shall then expire.

In addition, the scheme of development is to be first approved by the Technical Planning Board, having regard to the RM-3 Multiple Dwelling District to the east of the north-south City lane.

The Vancouver City Planning Commission recommended (a) as per the Technical Planning Board recommendation and endorsed alternative (iii) of (b) with the proviso that an eighteen-month repurchase option be attached to the sale of the City-owned Lot 10, except E.25' Block 30, D.L. 182.

Mr. Hans Wirsching, 894 Bute Street as the owner of 1032 Clark Drive, one of the properties abutting on the rezoning application lands, advised that he offered to purchase land from Mr. Price but that Mr. Price advised him he was not interested in selling. Mr. Wirsching advised the meeting he would like to purchase 12-feet of the City property, or more if possible, to provide rear access.

Mr. Price spoke and referred to the original need to purchase this land for use for off-street parking for his business and he advised Council he was forced to buy Lot A to get Lot 5 for his off-street parking.

Mr. Torino, owner of Lot E, asked for addition to his property by way of purchase from the City to help make the property more saleable.

Mrs. Dillon, agent for Mr. Price, spoke on the history of the matter and again advised that Mr. Price did not want Lot A but had to buy it in order to get Lot 5.

There being no further speakers, it was,

MOVED by Ald. Hardwick,

THAT rezoning of Lot 5, Block 30, D.L. 182, from RM-3 Multiple Dwelling to M-1 Industrial District, be approved, subject to the owner first dedicating the easterly 3' to provide an ultimate 20' City lane;

FURTHER THAT Lot A of 10 and Lot 10 except E. 25', Block 30, D.L. 182, be rezoned M-1 Industrial District subject to approval of City Council first being obtained on a report from the Supervisor of Property and Insurance for the purchase of the westerly 12' of Lot 10 except E. 25' by the owners of Lots E, F, G and H, same to be added to their lots, with they collectively arranging vehicular ingress and egress to their subject properties and provided Mr. T. Price acquires the easterly 11½' of Lot 10 except E.25', same to be consolidated with Lot A of 10 and so registered in the Land Registry Office after dedication of the easterly 3' of Lot A for City Lane and, in addition, the scheme of development being first approved by the Technical Planning Board, having regard to the RM-3 apartment zoning to the east of the north-south City lane,

AND FURTHER THAT should any condition endorsed by Council not be complied with by the owners in order to permit enactment of the amending by-law with 120 days of approval at the Public Hearing, the said approval shall then expire and in addition, the scheme of development being first approved by the Technical Planning Board, having regard to the RM-3 Multiple Dwelling District to the east of the north-south City lane.

- CARRIED UNANIMOUSLY

Special Council, May 15, 1973 5

4. Application to amend Section 7(1) of the Zoning and Development By-law No. 3575

The Deputy Director of Planning and Civic Development submitted an application to amend Section 7(1) of the Zoning and Development By-law No. 3575 as follows:

"Every person who commits an offence against this By-law is liable to a fine and penalty of not more than \$500 and not less than \$50 for each offence in default of payment thereof, or in the alternative, to imprisonment for any period not exceeding two months".

The Technical Planning Board and Vancouver City Planning Commission recommend approval.

There were no speakers on this item.

MOVED by Ald. Rankin,
THAT the application be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
SECONDED by Ald. Linnell,
THAT this Council go on record as supporting the proposition of full exchange value to home owners for property acquired under threat of expropriation where the homeowners own and live in the property to be acquired;

AND FURTHER THAT the particular case of Mr. W.E. McCartney be referred to the Board of Administration for report to Council.

- CARRIED UNANIMOUSLY

The Special meeting of Council adjourned at approximately 8:50 p.m.

The foregoing are Minutes of the Special Council (Public Hearing) Meeting of May 15, 1973, adopted, as amended, on May 29, 1973.

A. Phillips
MAYOR

B. N. Little
DEPUTY CITY CLERK